

# MINUTES OF COUNCIL MEETING

## STRATA PLAN LMS-3170

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**HELD:** On Tuesday, June 13, 2006 at 7:30 p.m. in Club Solo, 2228 Marstrand Avenue, Vancouver, B.C.

**PRESENT:**

Glenys MacIsaac (President)	Unit 212D
Alison Miller	Unit 108S
Carol Schram	Unit PH11S
Christine Funk	Unit 305T
Shawn Aslani	Unit 402S

**REGRETS:**

James Payne (Treasurer)	Unit 403D
Jim Butterfield (Vice President)	Unit 102S

**STRATA AGENT:** Jade Fraser, Vancouver Condominium Services Ltd.

The meeting was called to order at 7:30 p.m.

### MINUTES

It was moved, seconded and carried to adopt the minutes of the May 17<sup>th</sup>, 2006 council meeting, as circulated.

### FINANCIAL REPORT

- Monthly Statement:** As the treasurer was absent from the council meeting, approval of the May, 2006 financial statement was deferred until next month. Any owner wishing a copy of the strata corporation's financial statements should contact Vancouver Condominium Services Ltd. during regular business hours, 9:00 a.m. to 4:30 p.m., Monday to Friday.
- The current balances for the 4<sup>th</sup> month as at May 31, 2006 in the appropriate funds are as follows:
  - Total Cash Balance \$367,154 (including CRF Balance)
  - CRF Balance \$211,301 (Contingency Reserve Fund)
- Arrears:** The council reviewed the statement of accounts and noted that there are 3 owners who have still not paid the special assessment for the security upgrade and bike patrol. The agent has been directed to file liens against these 3 owners.

### COMMITTEE REPORTS

- Block Watch:** There are no updates at this time.

2. Landscaping:

- (1) The irrigation lines on the south side of the Solo building are not working properly and need be repaired by University Sprinklers.
- (2) Trees Plus will be trimming back the landscaping.
- (3) The City has been regularly trimming the neighbourhood trees, particularly in the park area.
- (4) Duo 111 needs to remove the dead shrubs on the patio.

BUSINESS ARISING

1. Security:

- (a) Neighbourhood Patrol: At this time council president Glenys Maclsaac updated the council on the neighbourhood bike patrol performed by Genesis Security. The neighbourhood council representative's had not met as there had been few criminal incidents and no break-ins had been reported. There had been one attempted break-in at the New Yorker, however, the attempt failed.
- (b) Upgrade: Poscan Security Systems continues to correct the deficiencies of the security upgrade. The Duo and Treo gate cameras are in the right position but have not been recording images properly to the DVR. Council also noticed that the Solo west entrance door is still not opening properly. Council member Glenys Maclsaac has still not received any training manuals or been given a training seminar for updating the enterphone system and monitoring the camera system. In light of these remaining deficiencies, council has still decided to continue to withhold the remaining 50% of all invoices associated with the upgrade.
- (c) Additional Cameras: RBE Video will be providing a quotation to install video cameras at the three mail box areas.

2. Housekeeping:

- (a) Visitor Parking: Council noted that a white Lancer, license plate #534 HJP has been parked in the Duo and Treo visitor parking. There is also a silver Dodge Caravan in the Solo building with license plate #173 HHM that is violating the visitor parking rules and has been parking there for extended periods of time. No parking is allowed directly in front of the building entrance doors. The next time a blue Chevrolet pickup with license plate #525 OJH is parked there it will be towed. Council continues to monitor the visitor parking and all residents are reminded that these areas are for guests. Guests who are staying for an extended period of time need to register with Vancouver Condominium Services by contacting Jade Fraser.

The agent also informed council on the letter that had been written to Telus asking them to please ensure that their trucks do not park in the fire lane. No response letter has been received.

- (b) Plaque: At the last council meeting, it had been decided that council member Jim Butterfield would review the enterphone areas and choose the appropriate size for the plaque that would inform visitors that residents are not allowed to hold doors open for people.
3. Annual Fire Testing: The 3 owners who missed the annual fire testing have been written letters informing them that it is their own responsibility to contact either the Vancouver Fire Department or Vancouver Fire Pro to have their in-suite devices tested.
4. Sewer Stacks: Council approved to have one of the Solo sewer stack lines corrected to repair ground solo suite. Since this approval, ground floor Solo suites have been experiencing extensive back-up of soap suds in their units. Service Plus Mechanical will attempt to gain access to these suites and also to discover if these lines are experiencing the same problem as the original sewer stack that they have been investigating. Council has decided that they will go ahead and repair the original sewer stack line that has been experiencing soap suds problems and Service Plus Mechanical will continue to follow up with the other 2 suites.
5. Penthouse 11 Balcony Repairs: Since the repairs to the balcony of suite Penthouse 11, the owner of the suite has been using her watering hose frequently in order to test the drain and ensure that there is no leakage in the unit below. No leakage in the unit below has been reported. Council has decided to defer further membrane repairs that were caused by the backed up drain until September.
6. Treo Lights: The repair to the Treo lights has been completed. Council is quite pleased with how it looks. Council did notice that one of the lights is flickering and may go out quite soon. The agent will ensure that the light is changed.
7. Security Cabinet: Council member Christine Funk has researched the cost and various types of cabinets available for the new security computer. Council has agreed to spend \$300 (plus tax) to purchase a security cabinet. Council may also consider installing an extra lock on the cabinet.
8. Storage: The Solo owner who has been using their balcony as a storage area and who also had a satellite dish on the balcony has removed all items.
9. Piping Report: McQuaig and Associates has started to put together the piping review of Solo Duo and Treo. At this time council would like to request any volunteers to step forward and offer water samples from their suites. One owner per floor of each the 3 buildings needs to provide access. If you would like to volunteer please contact Jade Fraser of Vancouver Condominium Services. It would be best if the owners who volunteer would be able to provide access during regular business hours.
10. Cleaning Contract: The janitorial staff at Solo Duo Treo has been switched from A-OK Strata Maintenance to National Building Maintenance. This was done because council

and several owners had noticed a decrease in building cleanliness over the last 4 months. Thank you to all residents in advance for acknowledging that it takes time for a new company to get familiar with the building and that the new company is slowly working on creating a schedule and should be up to speed within the next week.

11. Notice Removal:

Residents are not allowed to remove notices. Security notices are posted at the discretion of council. They are not to be written on or tampered with. These notices are posted for the security of all residents and it is at the discretion of council to have them removed.



12. Treo Leak: The Restoration Shop has been asked to provide a second quotation for repairs to suite 108 and 306 in the Treo building, after a dishwasher leak.
13. Window Washing: The window washing was performed at the Solo building from Monday, May 29<sup>th</sup> to Friday, June 2<sup>nd</sup> and at Duo and Treo on Thursday June 8<sup>th</sup> and Friday, June 9<sup>th</sup>. Council is quite pleased with the results from the window washing. If any owners have noticed any deficiencies, they should contact Jade Fraser at Vancouver Condominium Services as soon as possible.
14. 108 Solo Stain: The invoice has been received by the owner of 108 Solo regarding the dishwasher that overflowed resulting in a stain on the floor. The invoice stated that it was the dishwasher hose that had leaked. Council has decided that the owner should wait a month to see if the stain on the hardwood floors begins to lighten and then contact council to discuss the matter of responsibility.
15. Dishwashers: Council would like to remind all owners that the strata will not cover the cost to repair any leaks or damages that result from faulty plumbing associated with dishwasher or washing machines. Hoses to these appliances are the responsibility of individual owners to maintain. As the building is aging, these appliances should be checked out immediately. Owners should note that the cost to repair hardwood floors is anywhere from \$8,000 and \$12,000 and this expense would be saved by having a plumber perform investigations. The strata will not be responsible for expenses incurred.
16. Parkade Power Wash: The new cleaning company National Building Maintenance will provide a quotation to power wash all 3 parkades. The agent will also obtain a second quotation from another company.

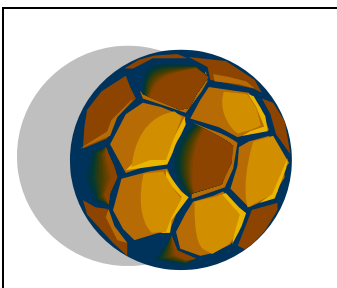
## **CORRESPONDENCE**

*Owners are invited to write council via the management company regarding any strata matters. Owners are advised that, pursuant to the Strata Property Act, correspondence which is addressed to the strata corporation must be made available to any other owner interested in such correspondence, and to certain other persons in specified circumstances. What this means is that any correspondence which is sent to the strata council in confidence might not be protected and privileged, subject to any other overriding and applicable law.*

1. Treo Noise Complaint: Letters were received from a Treo owner regarding noise complaints coming from the suite above. The council and agent discussed these letters and the agent already written a letter to the owner.
2. Fine Reversal: A Solo owner wrote to council requesting that late fee fines charges be reversed. The owner did not believe it was necessary to increase the charge from \$25 a month to \$100 a month. Council reviewed this letter and would like to remind owners that they are fined per the bylaws and not at the discretion of the council or the agent. The request has been denied.
3. 412 Duo Request to Renovate: A letter has been received by the owner of suite 412 Duo requesting to replace his laminate flooring with floating hardwood floors. The request has been approved, however, the maximum amount of underlay must be used. Area rugs should be used in high traffic areas. Work can only be performed during regular working hours and the owner must inform the resident who lives beneath him when work will be conducted.
4. Request for Fine Reversal: A Solo owner wrote to council requesting that the late levy fines be reversed as they believe that the council and Vancouver Condominium Services did not do enough to locate them and inform them of the levy that had been passed. Council discussed this problem and decided it is the responsibility of the owner to ensure that non-resident addresses are registered with Vancouver Condominium Services. If they are not receiving minutes once a month, then they should contact Vancouver Condominium Services to ensure that the address change has been made. The fines will not be reversed.

## NEW BUSINESS

1. CO Sensors: Siemens Air Technologies submitted a quote to the strata in the amount of \$1,300 to replace all of the CO Sensors which are aging and a couple have malfunctioned recently. The agent approved this quotation.
2. Pest Control: No more problems have been reported regarding the Duo rat problem. The agent has been directed to inquire with Canada Pest Control what is to be done with the traps that have been set around the building.
3. Duo Maintenance: Council noticed that the Duo P1 elevator lobby floor needs to be repainted and also the exit door needs to be repaired, as the door stop is broken.



### Soccer Fans:

Council would like to remind all soccer fans that though everyone is very excited about the world cup and council is supportive of the 5 A.M. wake up, please do not stomp, or bang, or yell, in the wee hours of the morning to express your excitement!

There being no further business, the meeting was adjourned at 9:05 p.m. The next meeting will be held on Tuesday, July 11, 2006 at 7:30 p.m. in Club Solo, 2228 Marstrand Avenue, Vancouver, B.C.

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JF/md

#### Water Restrictions

GVRD Sprinkling Regulations will be in effect June 1st through September 30th.  
Lawn sprinkling is permitted:

- Two days per week from 4:00 a.m. - 9:00 a.m. and 7:00 p.m. - 10:00 p.m.
- Even-numbered addresses can sprinkle on Wednesdays and Saturdays
- Odd-numbered addresses can sprinkle on Thursdays and Sundays

While these restrictions apply only to grass (lawn areas) at this time, the GVRD may introduce more stringent regulations on outdoor water use as the summer progresses.